020.A	0002	0101.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	323,400 /	323,400
USE VALUE:	323,400 /	323,400
ASSESSED:	323,400 /	323,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		HAMILTON RD, ARLINGTON

OWNERSHIP

Unit #: 101

Owner 1:	PATEY SARA
Owner 2:	
Owner 3:	
Street 1:	8 PARKER RD
Street 2:	
Twn/City:	SHIRLEY
St/Prov:	MA Cntry: Own Occ: N
Postal:	01464 Type:

PREVIOUS OWNER

Owner 1:	BENTLEY NANCY N -
Owner 2:	-
Street 1:	20 HAMILTON ROAD #101
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 575 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	323,400			323,400
Total Card	0.000	323,400			323,400
Total Parcel	0.000	323,400			323,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 562.43 | /Parcel: 562.4

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
145006			12/13/17

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 020.A-0002-0101.0

!1714!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	314,400	0	.		314,400	314,400	Year End Roll	12/18/2019
2019	102	FV	296,100	0	.		296,100	296,100	Year End Roll	1/3/2019
2018	102	FV	245,900	0	.		245,900	245,900	Year End Roll	12/20/2017
2017	102	FV	229,200	0	.		229,200	229,200	Year End Roll	1/3/2017
2016	102	FV	229,200	0	.		229,200	229,200	Year End	1/4/2016
2015	102	FV	207,800	0	.		207,800	207,800	Year End Roll	12/11/2014
2014	102	FV	200,000	0	.		200,000	200,000	Year End Roll	12/16/2013
2013	102	FV	200,000	0	.		200,000	200,000		12/13/2012

PRINT

Date	Time
12/10/20	17:16:54

LAST REV

Date	Time
01/16/20	08:26:45

jorourke

TAX DISTRICT

PAT ACCT. 1714

USER DEFINED

Prior Id # 1:	145006
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BENTLEY NANCY N	57555-27		9/30/2011		210,000	No	No		
DAILEY MELISSA	43988-86		10/28/2004		222,000	No	No		
KILBANE JAMES C	39240-371		5/18/2003		182,000	No	No		
KONIARES JOHN T	30312-322		6/18/1999		114,000	No	No		
	16729-320		1/1/1986		85,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/13/1999	534	Manual	84,963					REROOF/DOWNSPOUTS

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2020	Mail Update	JO	Jenny O
12/13/2017	Measured	DGM	D Mann
1/3/2012	MLS	EMK	Ellen K
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6047																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

EXTERIOR INFORMATION

Type:	7 - Condo Garden
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	2 - Steel
Prime Wall:	7 - Brick
Sec Wall:	%
Roof Struct:	4 - Flat
Roof Cover:	1 - Asphalt Shgl
Color:	BRICK
View / Desir:	F - Fair

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1985	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	%		
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	1 - 1st Floor
% Own:	0.762099981
Name:	35 - 6050

DEPRECIATION

Phys Cond:	AV - Average	20.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	20.4	%

CALC SUMMARY

Basic $ / SQ:	320.00
Size Adj.:	1.54347825
Const Adj.:	0.94462198
Adj $ / SQ:	466.561
Other Features:	32701
Grade Factor:	1.00
NBHD Inf:	1.35000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	406315
Depreciation:	82888
Depreciated Total:	323427

COMMENTS

Building Number 20.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 3		BRs: 1			Baths: 1				HB 0		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	0
Totals			
1	3	1	

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	629.86
Special Features:	0	Val/Su Net:	562.43
Final Total:	323400	Val/Su SzAd	562.43

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	575	466.560	268,273

Net Sketched Area:	575			Total:	268,273
Size Ad	575	Gross Are	575	FinArea	575

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

020.A-0002-0101.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	